

CITY COUNCIL, CITY OF LODI
CITY HALL COUNCIL CHAMBERS
WEDNESDAY, SEPTEMBER 18, 1985

A regular meeting of the City Council of the City of Lodi was held beginning at 7:30 p.m. Wednesday, September 18, 1985.

ROLL CALL

Present: Council Members - Olson, Reid, Snider, (arrived 8:12 P.M.), Pinkerton, and Hinchman (Mayor)

Absent: Council Members - None

Also Present: City Manager Peterson, Assistant City Manager Glenn, Community Development Director Schroeder, Public Works Director Ronsko, City Attorney Stein, and City Clerk Reimche

INVOCATION

The invocation was given by Pastor Don Mulvihill, English Oaks S.D.A. Church.

PLEDGE

The Pledge of Allegiance was led by Mayor Hinchman.

PRESENTATIONS

Mayor Hinchman presented the following Proclamations:

- 1227
- a) "National Arts Week"
 - b) "Emergency Medical Services Week"

REPORTS OF THE
CITY MANAGER

CONSENT CALENDAR

In accordance with report and recommendation of the City Manager, Council, on motion of Mayor Pro Tempore Reid, Olson second, approved the following actions hereinafter set forth.

CLAIMS

CLAIMS WERE APPROVED IN THE AMOUNT OF \$1,661,376.20.

PLANS AND
SPECIFICATIONS
APPROVED

COUNCIL APPROVED THE FOLLOWING PLANS AND SPECIFICATIONS AND AUTHORIZED THE ADVERTISING FOR BIDS THEREON:

- 12142
- a) CENTURY BOULEVARD AND WOODBRIDGE IRRIGATION DISTRICT BOX CULVERT
 - b) LIBRARY ROOF REPAIR

PUBLIC HEARING SET
TO RECEIVE INPUT
RE NOTICE OF IMPACTION
RECEIVED FROM LODI
UNIFIED SCHOOL DISTRICT

12172
12173

COUNCIL SET A PUBLIC HEARING FOR WEDNESDAY, OCTOBER 2, 1985, AT 7:30 P.M., TO RECEIVE PUBLIC INPUT ON NOTIFICATION RECEIVED FROM THE LODI UNIFIED SCHOOL DISTRICT DECLARING A STATE OF IMPACTION IN TWENTY-ONE ATTENDANCE AREAS.

Continued September 18, 1985

AWARD - CONTRACT
FOR CHEROKEE LANE
IMPROVEMENTS - WEST
SIDE/N LOCKEFORD
STREET

RES. NO. 85-122

02/15/85
452
CC 300

City Manager Peterson presented the following bids which had been received for "Cherokee Lane Improvements, West Side N/Lockeford Street":

BIDDER	AMOUNT
Claude C. Wood	\$67,379
Granite Construction	\$69,964

This project includes the installation of curb, gutter, sidewalk, mowstrips, sprinklers and turfing along the Festival Grounds Cherokee Lane Frontage.

COUNCIL ADOPTED RESOLUTION NO. 85-122 AWARDED THE CONTRACT FOR "CHEROKEE LANE IMPROVEMENTS, WEST SIDE N/LOCKEFORD STREET" IN THE AMOUNT OF \$67,379.00.

AWARD - PURCHASE OF
15-KV XLPE CABLE
AND 600-VOLT,
TRIPLEX XLPE CABLE

RES. NO. 85-123

RES. NO. 85-124

02/12/85
47
11 300

City Manager Peterson presented to Council a breakdown of the various manufacturers bidding on 40,000 feet of #2 aluminum and 15,000 feet of 750 MCM aluminum, 15-kv concentric neutral cable and 20,000 feet of #2 aluminum, 10,000 feet of 1/0 aluminum and 25,000 feet of 350 MCM aluminum, 600-volt Triplex cable.

Council was apprised that manufacturers bidding quoted escalation in general submitted bids based on metals prices in effect at the time of bidding, but reserved the right to adjust their bids using metal prices in effect at the time of shipment by quoting escalation factors.

ON RECOMMENDATION OF STAFF, COUNCIL ADOPTED RESOLUTION NO. 85-123 AWARDED THE BID FOR 15-KV XLPE CABLE AS FOLLOWS:

ITEM 1 - TO ELECTROREP, INC. IN THE AMOUNT OF \$27,432.80

ITEM 2 - TO PIRELLI CABLE CORPORATION IN THE AMOUNT OF \$37,365.00, NOT INCLUDING POSSIBLE ESCALATION

ON RECOMMENDATION OF STAFF, COUNCIL ADOPTED RESOLUTION NO. 85-124 AWARDED THE BID FOR 600-VOLT, TRIPLEX XLPE CABLE AS FOLLOWS:

ITEMS 1, 2, AND 3 - TO ELECTROREP, INC., IN THE AMOUNT OF \$49,239.12.

Continued September 18, 1985

AWARD - CONTRACT FOR
INSTALLATION OF ELECTRIC
SUBSTRUCTURES - MILLS
AVENUE SOUTH OF TOKAY
STREET

RES. NO. 85-125

City Manager Peterson presented the following bids which had been received for the installation of Electric Substructures - Mills Avenue South of Tokay Street:

BIDDER	AMOUNT
Richard A. Heaps Electrical Contractor, Inc.	\$55,396.25
Graffigna Electric	\$58,204.00
Burnup and Sims of California, Inc.	\$59,364.00
Lewis and Tibbitts, Inc.	\$64,471.15
Crutchfield Construction Co., Inc.	\$66,230.00
C P N Construction Co.	\$72,004.00

COUNCIL ADOPTED RESOLUTION No. 85-125 AWARDED THE CONTRACT FOR THE INSTALLATION OF ELECTRIC SUBSTRUCTURES - MILLS AVENUE SOUTH OF TOKAY STREET TO RICHARD A. HEAPS ELECTRICAL CONTRACTOR, INC., IN THE AMOUNT OF \$55,396.25.

RESOLUTION ADOPTED
AUTHORIZING DESTRUCTION
OF CERTAIN RECORDS IN
CITY CLERK'S OFFICE

RES. NO. 85-126

COUNCIL ADOPTED RESOLUTION NO. 85-126 AUTHORIZING DESTRUCTION OF CERTAIN RECORDS IN THE CITY CLERK'S OFFICE PURSUANT TO STATE OF CALIFORNIA GOVERNMENT CODE SECTION 34090, ET SEQ.

ALMOND DRIVE ESTABLISHED
AS THROUGH STREET

RES. NO. 85-127

Council was reminded that it had earlier adopted the Specific Plan for the ultimate development of Almond Drive between South Stockton Street and South Cherokee Lane by adoption of Ordinance No. 1189. This ordinance which became effective in March 1980 designated Almond Drive as a collector street (street width - 44 feet curb to curb). Council was apprised that establishing Almond Drive as a through street would allow the City Engineer to designate locations for stop sign installations at minor streets intersecting the through street without further City Council approval.

COUNCIL ADOPTED RESOLUTION NO. 85-127 ESTABLISHING ALMOND DRIVE AS A THROUGH STREET BETWEEN STOCKTON STREET AND CHEROKEE LANE.

Continued September 18, 1985

PUBLIC HEARING SET
TO HEAR AND PASS UPON
OBJECTIONS OR PROTESTS
RE CONSTRUCTION OF
SIDEWALKS

RES. NO. 85-128

cc 452
cc 500

COUNCIL ADOPTED RESOLUTION NO. 85-128 SETTING A PUBLIC HEARING FOR OCTOBER 2, 1985 AT 7:30 PM AS THE TIME TO HEAR AND PASS UPON OBJECTIONS OR PROTESTS RAISED BY ANY PROPERTY OWNERS OR OTHER INTERESTED PERSONS REGARDING THE "NOTICE TO CONSTRUCT SIDEWALKS" IN FRONT OF THEIR PROPERTY AT 302 N. CALIFORNIA STREET AND 525 W. LOCKEFORD STREET, LODI.

SPECIFICATIONS FOR
THREE-PHASE PADMOUNT
TRANSFORMERS APPROVED

cc 20
cc 47

COUNCIL APPROVED SPECIFICATIONS FOR THE PURCHASE OF ONE 1500 KVA THREE-PHASE PADMOUNT TRANSFORMER AND AUTHORIZED THE ADVERTISING FOR BIDS THEREON.

PUBLIC HEARINGS

CROMWELL - NEGATIVE
DECLARATION AND
PREZONING

ORD. NO. 1364 INTRO.

cc 532
cc 149

Notices thereof having been published in accordance with law and affidavits of publication being on file in the office of the City Clerk, Mayor Hinchman called for the Public Hearings to consider the Planning Commission's recommendation that Planning Commission certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the request of Kristen Cromwell to prezone a 2+ acre parcel at the northwest corner of Turner Road and Lilac Street to C-1, Neighborhood Commercial to accommodate a bed and breakfast inn and restaurant and consideration of the Planning Commission's recommendation for the approval of the request of Kristen Cromwell to prezone a 2+ acre parcel at the northwest corner of Turner Road and Lilac Street to C-1, Neighborhood Commercial, to accommodate a bed and breakfast inn and restaurant.

The matter was introduced by Community Development Director Schroeder who presented diagrams of the subject area and responded to questions as were posed by members of the Council.

The following person spoke in favor of the recommendations:

Ms. Kristen Cromwell, J723 E. Turner Road, Lodi

There being no other persons wishing to speak either in favor or in opposition to the matter, the public portion of the hearing was closed.

Following discussion, on motion of Council Member Pinkerton, Olson second, Council certified the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the request of Kristen Cromwell to prezone a 2+ acre parcel at the northwest corner

Continued September 18, 1985

of Turner Road and Lilac Street to C-1, Neighborhood Commercial to accommodate a bed and breakfast inn and restaurant. The motion carried by the following vote:

Ayes: Council Members - Olson, Pinkerton, Reid and Hinchman (Mayor)

Noes: Council Members - None

Absent: Council Members - Snider

Abstain: Council Members - None

Council Member Pinkerton then moved for introduction of Ordinance No. 1364 approving the request of Kristen Cromwell to prezone a 2+ acre parcel at the northwest corner of Turner Road and Lilac Street to C-1, Neighborhood Commercial, to accommodate a bed and breakfast inn and restaurant. The motion was seconded by Council Member Olson and carried by the following vote:

Ayes: Council Members - Olson, Pinkerton, Reid and Hinchman (Mayor)

Noes: Council Members - None

Absent: Council Members - Snider

Abstain: Council Members - None

TAVES PARK - FINAL
EIR AND PREZONING

ORD. NO. 1363 INTRO.

12 880
520
30149

Notices thereof having been published and affidavits of publication being on file in the office of the City Clerk, Mayor Hinchman called for the Public Hearings to consider the Planning Commission's recommendation that the City Council certify as adequate the Final Environmental Impact Report for Taves Park, a proposed 23.6 acre residential, institutional and commercial project at the southeast corner of West Kettleman Lane and Lower Sacramento Road and to consider the Planning Commission's recommendation that Taves Park, a proposed 23.6 acre residential institutional, and commercial project be zoned R-2, Single-Family Residential; R-C-P, Residential-Commercial-Professional; and C-S, Commercial Shopping shown as Alternate "B" in the Final Environmental Impact Report for the proposed project.

The matter was introduced by Community Development Director Schroeder who presented diagrams of the subject area and responded to questions regarding the matter as were posed by the Council.

Erin Corey, City of Lodi Junior Planner, reviewed the Final Environmental Impact Report for Taves Park and responded to questions regarding the document as were posed by the Council.

The following persons spoke in favor of the recommendations regarding Taves Park:

- a) Mr. Fred Baker, Attorney-at-Law, representing Dr. Taves, 317 W. Lodi Avenue, Lodi.
- b) Mr. Glen Baumbach, Baumbach-Piazza, 323 W. Elm Street, Lodi

Continued September 18, 1985

There were no persons wishing to speak in opposition to the matters, and the public portion of the hearing was closed.

On motion of Council Member Olson, Reid second, Council certified as adequate the Final Environmental Impact Report for Taves Park and established the following findings:

A. Environmental Impact I

Impact: The project will result in the loss of 23.6 acres of prime agricultural soil. If the project is approved, this loss cannot be mitigated.

Finding: All of the land in and around the City of Lodi is designated as prime agricultural soil.

The City does not have the option of building on "non-prime" agricultural soils in order to preserve the prime soils. Every development built in the City, small or large, utilizes from prime agricultural soil. The residential, commercial and industrial needs of the City necessitates some urbanization of agricultural land.

The City of Lodi has planned and constructed its utility system to serve the area with water, sewer and storm drainage in anticipation of the area developing. The existing infrastructure will allow development of the area without costly expenditures of public funds for the extension or construction of major new lines.

Overriding Considerations:

a) Before the adoption of the "Greenbelt Initiative" in August 1981, the parcel in question has been designated for residential development for many years by the City of Lodi General Plan. The areas directly to the east of the project site have been undergoing urbanization or will be in the near future. Rural residential development also exists to the south of the parcel but is not within the City limits. Residential and commercial development is planned for the parcel adjacent to the Taves parcel and the proposed development will be a logical extension of the urbanized area.

b) If this project were not approved, it could affect the long-term, housing supply in Lodi. At this time, there are about 338 acres of residential-zoned land left for development in the city limits. However, most of this has already been planned for development and the buildout is approximately 3.75 years. Once this supply of housing is used up there are very few new subdivisions to take their place. Much of this is a result of the "Greenbelt Initiative" which has significantly restricted the possibility of new development. Residential projects often take 2-3 years from the planning stage to when the homes are built. Even if the Taves project were approved, it might be 1987 before any houses are completed in this project. By then the number of existing subdivision lots will be substantially reduced.

B. Environmental Impact II

Impact: Urbanization of subject parcel will affect adjacent agricultural parcels.

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Finding: The Taves property is adjacent to proposed urban development on the east and existing rural residential development to the south. There would be some modification of agricultural practices on the east parcel until it is developed. Problems of vandalism and trespassing can be mitigated by the construction of a solid fence or wall along the eastern edge of the Taves parcel. This mitigation may not be required if The Meadows is developed before Taves Park. The agricultural land to the west will require no modification of farming practices, as it is separated from the subject parcel by Lower Sacramento Road which bears a right-of-way of 80 feet. The parcel to the north is separated by Kettleman Lane which has a right-of-way of 120 feet and is developed with commercial uses.

C. Environmental Impact III

Impact: The development of the subject parcel will generate 8,000 vehicle trips per day which will be added to the surrounding streets.

Finding: Lower Sacramento Road and Kettleman Lane will be restriped for more lanes and a 4-way traffic signal. (There is currently a 4-way stop) will be installed at the intersection of the two streets. Improvements that will be made to Lower Sacramento Road and Kettleman Lane will improve the overall traffic flow.

D. Environmental Impact IV

Impact: The project will produce additional vehicle generated air pollution.

Finding: Based on air quality projections, the amount of additional air pollution will be less than 1/10th of 1% of the total for the City of Lodi. This level is not considered significant.

E. Environmental Impact V

Impact: Residential units adjacent to Lower Sacramento Road and the streets servicing the commercial uses, will be subject to noise levels exceeding recommended levels.

Finding: To help mitigate excessive noise levels, the residential units can be designed with noise reduction features built into the units.

F. Environmental Impact VI

Impact: The development of the Taves parcel will generate 74 additional school-aged children. This will affect the Lodi Unified School District's ability to provide adequate classroom space.

Finding: The City of Lodi has adopted a School Impaction Fee which is paid to the school district. The fee is considered adequate mitigation for the impact of additional students on schools.

G. Environmental Impact VII

Impact: The 88 residential units would add 89 tons of solid waste per year. The current disposal site is reaching its upper limits and adding more solid waste could be a problem.

Finding: The disposal of solid waste will not be a problem if a new site is found before the current site has reached its limit. Measures are being taken to extend the life span of the current disposal site an additional 4-5 years.

- H. Alternatives to the project: The EIR discussed several alternatives to the proposed project. The following are findings on three of the alternatives:

Alternative A. This alternative is a "no project" alternative, which would mean that no development would be constructed on the property.

Finding: This alternative would eliminate the environmental impacts resulting from the proposed project. This alternative could affect the future supply of housing in Lodi due to the relatively small amount of residential zoned land left for development in the City limits.

Alternative B. This alternative is a redesigned project reducing the number of residential units, and modifying the commercial size and configuration of the commercial parcels and changing the type of commercial zoning from C-2 to C-S.

Finding: This alternative allows for a more cohesive street layout and separates the commercial and residential uses. The number of residences is reduced from 88 to 76, which helps mitigate the traffic impacts and as well as impacts on the Lodi Unified School District. Alternative B changes the C-2 zone (General Commercial) to C-S (Commercial-Shopping) and facilitates the separation of the commercial uses from the residential uses by changing the street layout and project design. This also helps mitigate the traffic impacts of the developer's proposal.

Alternative C: This alternative would change the commercial uses and professional uses to multi-family residential uses. The R-2 zone would remain the same.

Finding: The proposed R-C-P zone would allow 26 units (2.6 acres at 10 units per acre) as residential garden apartments (R-GA), and the proposed commercial zone would allow as many as 580 units (7.25 acres at 80 units per acre) as Residential High Density. Compared to the developer's proposal, daily vehicle trips would be reduced by 2,880 and school-aged children would be increased by 289. A sound barrier would be needed along Lower Sacramento Road and Kettleman Lane to insulate the residences from excessive noise levels. Water consumption would be higher due to this alternative (84 acre feet per year) than the present use of a vineyard (56.6 acre feet per year). However, this difference is not considered significant. This alternative's 666 residential units would generate as much as 675 tons of solid waste per year, a significant increase when compared to 89 tons per year the developer's proposal would generate.

Growth-inducing Impact: The project will not have a significant growth-inducing impact on the City of Lodi.

Finding: The passage of Measure A, the "Greenbelt Initiative", has placed a significant future growth limit on the City. All new General Plan amendments that require an annexation must receive voter approval.

Continued September 18, 1985

The motion carried by the following vote:

Ayes: Council Members - Olson, Pinkerton, Reid, and
Hinchman (Mayor)

Noes: Council Members - None

Absent: Council Members - Snider

Abstain: Council Members - None

Council Member Olson then moved for introduction of Ordinance No. 1363 rezoning Taves Park, a proposed 23.6 acre Residential Institutional and Commercial project as R-2, Single-Family Residential; R-C-P, Residential-Commercial-Professional; and C-S, Commercial Shopping as shown on Alternate "B" in the Final Environmental Impact Report.

The motion was seconded by Mayor Pro Tempore Reid and carried by the following vote:

Ayes: Council Members - Olson, Pinkerton, Reid, and
Hinchman (Mayor)

Noes: Council Members - None

Absent: Council Members - Snider

Abstain: Council Members - None

COUNCIL MEMBER
SNIDER ARRIVES

Council Member Snider arrived at approximately 8:12 P.M.

MAGGIO INDUSTRIAL
PARK - FINAL EIR
AND PREZONING

ORD. NO. 1362
INTRODUCED

00536
CC 149

Notices of Public Hearing having been published in accordance with law and affidavits of publications being on file in the Office of the City Clerk, Mayor Hinchman called for the Public Hearings to consider the Planning Commission's recommendation that the City Council certify as adequate, the Final Environmental Impact Report for Maggio Industrial Park, a proposed 37.6 acre industrial project at the northwest corner of South Stockton Street and Harney Lane and consideration of the Planning Commission's recommendation that Maggio Industrial Park, a proposed 37.6 acre industrial project at the northwest corner of South Stockton Street and Harney Lane, be rezoned to M-2, Heavy Industrial.

The matter was introduced by Community Development Director Schroeder who presented diagrams of the subject area and responded to questions regarding the matter as were posed by the Council.

Erin Corey, City of Lodi Junior Planner, presented the Final Environmental Impact Report for Maggio Industrial Park and responded to questions regarding the document as were presented by the Council.

The following person spoke on behalf of the recommendations:

Mr. Ted Katzakian, P. O. Box 617, Lodi, California speaking on behalf of Mr. Maggio.

The following person spoke in opposition:

Mr. Joe Kitzky, 145 Mulberry Circle, Lodi

City Clerk Reimche read into the record letters of objection received from Robert J. Lombardi and Rosanne W. Lombardi, 114 Vineyard Drive, Lodi and Gerald H. and Phyllis J. Joldersma, 132 Mulberry Circle, Lodi.

There being no other persons wishing to speak on the matter, the public portion of the hearing was closed.

On motion of Mayor Pro Tempore Reid, Olson second, Council certified as adequate the Final Environmental Report for Maggio Industrial Park and established the following findings by the following vote:

Ayes: Council Members - Olson, Pinkerton, Reid, Snider and Hinchman (Mayor)

Noes: Council Members - None

Absent: Council Members - None

Abstain: Council Members - None

A. Environmental Impact I

Impact: The project will result in the loss of 37.6 acres of prime agricultural soil. If the project is approved, this loss cannot be mitigated.

Finding: All of the land in and around the City of Lodi is designated as prime agricultural soil.

The City does not have the option of building on "non-prime" agricultural lands in order to preserve the prime soils. Every development built in the City, small or large, utilizes prime agricultural soil. The residential, commercial, recreational and industrial needs of the City require the urbanization of agricultural lands.

The City of Lodi has planned and constructed its utility system to serve the area with water, sewer, and storm drainage in anticipation of the area developing. The existing infrastructure can be easily extended to allow development of the area without costly expenditures of public funds for major new lines.

Overriding Considerations: Before the adoption of the "Greenbelt Initiative", in August, 1981 the parcel in question had been designated as "Unclassified-Holding" by the City of Lodi General Plan. The surrounding area to the north and west have been undergoing urbanization for the past several years. Residential, park (public) and industrial development exists adjacent to the parcel and the proposed development is contiguous to existing developed areas and will be a logical extension of the urbanized area.

In the City of Lodi, there is a limited amount of vacant land available with rail access. Rail access is especially beneficial to industrial users, due to the readily available means to transport and receive goods.

Continued September 18, 1985

B. ENVIRONMENTAL IMPACT II

Impact: Traffic will increase on Stockton Street and Harney Lane as a result of the project. The project will generate 1970-2253 vehicle trips per day when fully developed.

Finding: Stockton Street and Harney Lane will be widened to handle additional traffic. The project egress on Harney Lane will be eliminated to help traffic flow.

C. Environmental Impact III

Impact: Noise levels will increase above recommended levels for the adjacent residential parcels.

Finding: Currently, about 16 trains pass through the area per day. Each time a train passes noise levels exceed 70 dBA. A spur line would compound noise levels by the coupling, uncoupling, loading and unloading of cars. Noise from industrial operations can be mitigated by "sound-proofing" the buildings. Noise levels produced from the trains loading and unloading would be difficult to mitigate unless a sound-proof wall or barrier is erected between the railroad tracks and the residences. A noise analysis should be required of any use that would exceed recommended CNEL's.

D. Environmental Impact IV

Impact: The project will produce additional vehicle generated air pollution.

Finding: Based on air quality projections, the amount of additional air pollution will be less than 1/10th of 1% of the total for the City of Lodi. This level is not considered significant.

E. Environmental Impact V

Impact: LUSD could be affected by the project indirectly by the creating of new jobs and new households. Providing the adequate classroom space could be a problem.

Finding: The City of Lodi has adopted a School Impaction Fee which is paid to the school district by developers of new subdivisions. The fee is considered adequate mitigation for the impact of additional students on schools.

F. Environmental Impact VI

Impact: The amount of solid waste generated by the project could be a problem, although the amount is difficult to estimate. The current disposal site is reaching it's upper limits and a new site is under negotiation.

Findings: The disposal of solid waste will not be a problem if a new site is found before the current site has reached its limit. Temporary measures are being taken to increase the life span of the current disposal site.

G. Alternatives to the project: The EIR discussed several alternatives to the proposed project. The following are findings on three of the alternatives:

Continued September 18, 1985

Alternative A. This alternative is a "no project" alternative, which would mean that no development would be constructed on the property.

Finding: While the alternative would eliminate the environmental impacts it would have an adverse affect on the amount of available land with rail access. Currently there are no vacant parcels within the City limits that are larger than 10 acres and have rail access.

Alternate C: This alternative would remove the spurline from the project, thus eliminating noise resulting from coupling, uncoupling, loading and unloading of trains.

Finding: This alternative would also have an adverse affect on the amount of available land with rail access. Parcels in the City Limits with rail access are scarce.

Alternative D: The alternative would change the proposed industrial use to an all residential use.

Finding: Although this alternative would eliminate excess noise that an industrial use might generate, it would not eliminate the current use of the railroad tracks and therefore would be subject to those noise levels. Sound barriers could help mitigate this problem, as well as assigning the residential units with noise reducing features.

Low-density residential zoning could have as many as 376 units on the parcel, adversely affecting the LUSD (752 new students), the traffic (2,632-3,384 vehicle trips per day) and water consumption. A vineyard uses about 82.7 acre-feet of water per year and multi-family housing (worst-case scenario) uses about 902.4 acre feet per year.

Alternative E: This would designate the subject parcel as a planned development (P-D) and allow the industrial uses.

Finding: A P-D zone is allowed more design and land use flexibility than other zones, but requires approval of a precise development plan by the City Planning Commission. This alternative would allow only those uses which meet specified noise and pollution standards, as described by the Planning Commission, as well as ensure appropriate design measures are taken to help alleviate noise and traffic problems.

This alternative would discourage the economic development of Iodi as it is possible not all industrial uses would be allowed. The developer may have trouble attracting tenants if a tenant had to meet specific standards over and beyond those in the zoning code or State and Federal statutes.

Growth Inducing Impact: The project will not have a significant growth-inducing impact.

Finding: The passage of Measure A, has placed a significant future growth limit on the City of Iodi. All new General Plan amendments that require annexation must receive voter approval.

Council Member Pinkerton then moved for adoption of Ordinance No. 1362 rezoning to M-2, Heavy Industrial, Maggio Industrial Park, a proposed 37.6 acre industrial project at the northwest corner of South Stockton Street and Harney Lane. The motion was seconded by Mayor Pro Tempore Reid and carried by the following vote:

Continued September 18, 1985

Ayes: Council Members - Olson, Pinkerton, Reid, and Snider

Noes: Council Members - Hinchman (Mayor)

Absent: Council Members - None

Abstain: Council Members - None

PLANNING COMMISSION

2235

There have been no meetings of the Planning Commission since the last report was made to Council at its September 4, 1985 meeting.

COMMUNICATIONS

(CITY CLERK)

ABC LICENSE
APPLICATIONS

cc 74

City Clerk Reimche presented the following applications for Alcoholic Beverage License which had been received:

- a) Mohamed/Salma Bhaijee
505 East Lodi Avenue, Lodi
Off Sale Beer and Wine

PUC APPLICATIONS

cc 74

City Clerk Reimche presented a letter which had been received from P.G. & E. Company regarding the filing of Application No. 85-08-025 in which it requests authorization to establish a rate adjustment procedure for Unit 2 and ultimately increase electric rates by a net amount of \$380 million.

TRELLA AREIDA
INDICATES INTEREST
IN SERVING ON CITY
COMMISSION DEALING
WITH SENIOR CONCERNS

cc 2-10

City Clerk Reimche presented a letter which had been received from Trella B. Areida regarding the possibility of a committee or commission being formed on senior concerns and requesting to be part of said committee.

SUBMISSION OF
POLICY PROPOSALS
OR AMENDMENTS FOR
NATIONAL CONGRESS
OF CITIES

cc 26

City Clerk Reimche announced that information had been received from the National League of Cities on the procedure for submitting policy proposals or amendments for the National Congress of Cities Annual Conference. City Manager Peterson spoke briefly on the matter and responded to questions as were posed by the Council.

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COMMENTS BY CITY
COUNCIL MEMBERS

COUNCIL MEMBER
PINKERTON COMMENTS ON
RECENT ARTICLE APPEARING
IN NEWSWEEK AND WORLD
REPORT

Council Member Pinkerton commented on a recent article which appeared in Newsweek and World Report regarding the Nations Law Schools "cranking out attorneys".

COUNCIL MEMBER
OLSON PARTICIPATES
IN LOCAL DISASTER
DRILL

Council Member Olson related to the Council her recent experience in participating in a local disaster drill, indicating that she found it to be a most interesting and informative experience.

INVITATION EXTENDED
TO COMMUNITY TO ATTEND
THE ANNUAL GRAPE FESTIVAL
AND NATIONAL WINE
SHOW

Council Member Olson extended an invitation to all citizens of the community to attend this years Grape Festival and National Wine Show - September 19 - 22, 1985.

COMMENTS BY
THE PUBLIC ON
NONAGENDA ITEMS

There were no persons in the audience wishing to speak under this segment of the agenda.

RECESS

Mayor Hinchman declared a five-minute recess and the Council reconvened at approximately 9:00 P.M.

COUNCIL MEETING
ADJOURNED TO CONVENE
A MEETING OF THE
LODI INDUSTRIAL DEVELOPMENT
AUTHORITY

At 9:00 P.M., Mayor Hinchman adjourned the Council Meeting to convene a meeting of the Lodi Industrial Development Authority.

COUNCIL MEETING
RECONVENED

At approximately 9:05 P.M., the Council Meeting was reconvened.

REGULAR CALENDAR

REPORTS OF THE
CITY MANAGER

RESOLUTIONS APPROVING
IDB PROJECTS FOR THE
MINTON COMPANY AND
WALLACE COMPUTER SERVICES,
INC., AND SETTING
TEFRA HEARINGS FOR EACH

RES. NO. 85-132

RES. NO. 85-133

Following introduction by City Manager Peterson and Council

11-6
6-300

Continued September 18, 1985

discussion, on motion of Council Member Olson, Reid second, Council by unanimous vote adopted the following Resolutions:

Resolution No. 85-132 - A Resolution approving an IDB project for the Minton Company and authorizing the City Manager to conduct the TEFRA Hearing at 3:00 p.m., October 4, 1985.

Resolution No. 85-133 - A Resolution approving an IDB project for the Wallace Computer Services, Inc., and authorizing the City Manager to conduct the TEFRA Hearing at 3:00 p.m., October 4, 1985.

CONSIDERATION OF
ESTABLISHING "NO
PARKING" AREA -
HAM LANE N/LODI
AVENUE

Agenda item K-1 - "Consideration of establishing 'No Parking' area - Ham Lane N/Lodi Avenue" was introduced by City Manager Peterson.

Public Works Director Ronsko apprised the Council that the Ham Lane Improvement Plan included widening Ham Lane to 50 feet, curb to curb, from Lodi Avenue to Oak Street. City Council reviewed five striping alternatives at the December 19, 1984, public hearing and approved Alternate B-1 with striping Alternative A. This resolution implements the "No Parking" portion of the project which was previously approved.

Further study was to be made on restricted parking between Walnut Street and Lodi Avenue. After construction of Ham Lane is completed, the Public Works staff will perform the requested parking and traffic survey to determine the necessary parking restrictions which will be brought to Council for its approval at that time.

A very lengthy discussion followed with questions being directed to Staff.

The following residents of the area addressed the Council regarding their concerns:

- a) Cecil Harp, 1301 W. Lodi Avenue, Lodi
- b) Oliver Lee, 220 S. Ham Lane, Lodi
- c) Pat Williams, 216 S. Ham Lane, Lodi

Following discussion, Mayor Pro Tempore Reid moved for adoption of Resolution No. 85-131 establishing "No Parking" on the west side of Ham Lane from Lodi Avenue to 165 feet north of Lodi Avenue, and on the east side of Ham Lane from Lodi Avenue to 15 feet north of Walnut Street.

The motion was seconded by Mayor Hinchman but failed to pass by the following vote:

Ayes:	Council Members - Reid
Noes:	Council Members - Olson, Pinkerton, Snider, and Hinchman (Mayor)
Absent:	Council Members - None

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Following additional discussion, on motion of Council Member Snider, Olson second, Council reaffirmed its original action as it pertains to the widening of Ham Lane and authorized the future study of possible restricted parking and additional red zoning in the subject area.

REQUEST TO ESTABLISH
HANDICAPPED PARKING ZONE -
CENTRAL AVENUE

RES. NO. 85-131

cc 18a
cc 308

Council was apprised that Dave Vera of R & D Orthopedic Laboratory notified the Public Works staff that he would be leasing 840 and 842 Central Avenue as of September 1, 1985. Since many of the R & D Orthopedic Laboratory patients are handicapped, the Public Works staff feels a handicapped space is appropriate. An exhibit was presented for Council's perusal showing the proposed on-street parking layout which maintains the existing six parking stalls with one of those stalls designated for handicapped use.

Following discussion, with questions being directed to Staff, Council, on motion of Council Member Snider, Olson second, adopted Resolution No. 85-131 establishing one on-street parking space for handicapped persons on Central Avenue north of Vine Street.

SENIOR ACTIVITIES PLANNED
FOR HUTCHINS STREET
SQUARE COMPLEX

cc 27(2)

Council received a report regarding projected Senior Citizens' programs and activities for Hutchins Street Square. Council was apprised that a meeting of interested seniors representing the 50 Plus Club, the Senior Citizens, Lodi Travel Club, Loel Center, San Joaquin Council on Aging, Lodi Parks and Recreation and Hutchins Street Square had been held on September 16, 1985. The following consensus of opinion regarding senior needs was reached at this meeting -

- * established need for information center or clearing-house for pertinent needs of seniors.
- * advisory commission for the aging
- * staff person to consolidate and develop Lodi aging activities and needs
- * improved transportation
- * increase variety of arts, crafts, and health improvement activities for the aging

Potential senior activities for the various facilities at Hutchins Street Square were discussed.

Addressing the Council on this subject were Mr. Ed De Benedetti, Director of Parks and Recreation; Ms. Charlene Lange, Community Relations Assistant; Trella B. Areida, Chairman of the Board, Commission on Aging; and Mr. Stanley Harkness, 700 Cardinal Street, Lodi.

Following a lengthy discussion, Council, on motion of Mayor Pro Tempore Reid, Snider second, concurred with the Mayor's announcement of his intention to appoint a Task Force to study and make recommendations regarding the formation of a Commission on Aging for the City of Lodi.

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TRANSMISSION AGENCY
OF NORTHERN CALIFORNIA
(TANC) FINANCING
ORDINANCE INTRODUCED

ORD. NO. 1365

0-11-85

A proposed ordinance entitled, "An Ordinance of the City of Lodi Authorizing the Transmission Agency of Northern California to Issue Revenue Bonds, Notes and Other Evidences of Indebtedness" was presented for Council's approval.

Council was apprised that this action is the next step in realizing the completion of the construction of the proposed 500-KV transmission line between Central California and Southern Oregon. This ordinance will authorize TANC to issue revenue bonds in an amount not to exceed \$20,000,000 to fund a project comprised of:

- a) feasibility and planning studies for possible future action by TANC concerning the proposed project.
- b) repayment of the \$3,500,000 Promissory Note issued by TANC on June 21, 1985 for the purpose of financing such feasibility and planning studies; and
- c) project costs for project development work

As with the promissory note issued earlier, neither the payment of the principal of the indebtedness nor any part thereof nor interest on the principal shall constitute a debt, liability or obligation of the City of Lodi. The project participants include not only the Northern California Power Agency (NCPA) cities, but six Southern California cities, the Sacramento Municipal Utility District, the State of California, the Federal Government, and three-investor-owned utilities including the Pacific Gas and Electric Company.

Council discussion followed with questions being directed to Staff.

Council Member Snider then moved for introduction of Ordinance No. 1365 - An Ordinance of the City Council of the City of Lodi Authorizing the Transmission Agency of Northern California to Issue Revenue Bonds, Notes, and Other Evidences of Indebtedness. The motion was seconded by Council Member Olson, and carried by the following vote:

AYES:	Council Members - Olson, Reid, Snider, and Hinchman (Mayor)
NOES:	Council Members - Pinkerton
ABSENT:	Council Members - None
ABSTAIN:	Council Members - None

POPLAR STREET WATER
MAIN, WASHINGTON TO
PRIEBE

0-11-85

Council was apprised that the Poplar Street Water Main, Washington to Priebe project, is to provide service to one of eight parcels on Poplar Street as approved by the City Council at its meeting of May 15, 1985. Included are 300' of 6" main, plus 2" water service to the apartment at 322 Poplar, and a

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tie-in to the City main on Washington Street. Informal bids were requested from several contractors, but the amount was too large to legally award. The project was formally advertised and notices and/or plans and specifications were sent to eleven contractors and six building exchanges/bidding services. Only one bid was received, in the amount of \$14,169 from C.C. Wood Co. The parcel at 322 Poplar has a temporary water service and City crews can accomplish the project during the winter.

Following discussion with questions being directed to Staff, Council, on motion of Council Member Snider, Reid second, rejected the bid received for Poplar Street Water Main and directed the Public Works Director to install the water main with city forces.

JOINT MEETING
OF LODI CITY
COUNCIL AND LODI
UNIFIED SCHOOL
DISTRICT BOARD OF
TRUSTEES SET

City Manager Peterson received Council concurrence to set a joint meeting of the Lodi City Council and the Lodi Unified School District Board of Trustees for the evening of October 29, 1985.

APPOINTMENT OF
NEW FIRE CHIEF
ANNOUNCED

City Manager Peterson announced the appointment of Larry Hughes as Fire Chief effective October 21, 1985.

ADJOURNMENT

There being no further business to come before the Council, Mayor Hinchman adjourned the meeting at approximately 10:50 P.M.

Attest:

Alice M. Reinche
Alice M. Reinche
City Clerk